

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange.

Homeowners present: Tamara S. #127, Tom D. #219, Mark M. #232, Javier A. #125, Terri H. #111

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Tamara S.: Wants approval for screen door install for her front door, sent pictures to board. Howard moved to approve; Colin seconded. Unanimous.

Mark M.: Wants to replace hardwood floors with newer soundproof insulation. Sent specs to board. Colin moved to accept; Howard seconded. Unanimous.

Terri H.: Washer dryer she bought won't fit in closet, can she extend the laundry closet. Needs front loading for her mobility issue. She needs to finalize structural plans and bring to board for consideration.

Tom D.: changing kitchen appliances and cabinets. Just letting board know.

Javier A.: Laundry room doors wants to replace like for like. Doesn't need approval.

Approval of Prior Meeting Minutes: Howard motioned to accept prior meeting minutes (5/13/21), Joe seconded. Unanimous. Joe motioned to accept prior meeting minutes (5/24/21), Colin seconded. Unanimous

Landscape Report: 7606 creek planting done, will mulch this weekend. Start DG pathway shortly. Ind causing more maintenance. Would like to look at tree by 7610.

Treasurer's Report

	May 21	YTD
Total Income	\$68,300.05	\$347,924.42
Op. Expenses	16,950.63	130,551.10
Reserve Expenditures	2,500.00	111,287.33
Total Expenditures	19,450.63	241,838.43
Transfer to Op Res	(48,007.15)	(103,994.99)
Transfer from Op Res	27,976.33	144,490.65
Transfer to Reserve	(27,976.33)	(139,881.65)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,280,250.23	
Due from Unit Owners	\$ 3,999.03	
Total Assets	\$ 2,289,249.26	

Operating Expenses are about 16%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded)
Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous

Vendor: Commend Ashley for work as pool monitor. Sheriff response for trespasser at pool. Pagoda lights when replaced need PVC base.

Old Business:

a. Dry rot repair invoices:

Affordable paint and Beachside continue with dry-rot balconies.
Beachside invoice: \$4,211.90 to repair staircase 7632 unit 348 and 349. Howard motioned to ratify payment. Colin seconded.
Unanimous. Beachside invoice to repair trash container for \$2,031.59.
Chris moved to approve. Colin seconded. Unanimous. Architect revised lighting and bathroom layout for gym. Consolidated door

relocate sensor pad for gym \$1,261 Colin moved Joe seconded.
Unanimous.

- b. Updating governing docs: tabled
- c. 7632 foundation work: in progress waiting for structural engineer Van Sande to schedule review.
- d. Repairs DG pathway, sidewalks: DG in progress; Bid to power wash sidewalk Joe to provide.
- e. Gym/Pool: Gym in progress. For pool, Howard moved to, in accordance with the CDC and County Health to lift restrictions on pool and put back pool furniture. Colin seconded. Vote: Colin and Howard Yes, Joe and Chris abstained. Discussion. Joe changed vote to No. Discussion. Joe and Chris changed votes to yes. Passed.
- f. Parking lot lights: Paint bolts black. Colin moved to paint bolts black and request better quote. Joe seconded. Unanimous.
- g. Address signs 7618 v 7622 for pool: Chris motioned to change pool address to 7622 and change sign. Joe seconded. Chris and Joe yes Colin and Howard No. Craig Yes. Discussion. Chris withdrew motion. Joe seconded. Unanimous.
- h. Trash enclosures: Bid from beachside for \$13,100 for all 7 remaining enclosures. Enviroscaping bid for concrete for all 7 trash enclosures \$4,500. Chris motioned to accept bids for trash enclosures, Colin seconded with Joe abstaining. Unanimous.

New Business

- a. #260 (R. Smith) lattice enclosure: No show: may proceed if he agrees to keep on patio and use approved plans. Chris moved to allow if owner follows pre-approved plan and signs agreement. Joe seconded. Unanimous.
- b. #113 (D. Gutierrez) slider: no show: Chris moved to accept based on specs sent. Colin seconded. Unanimous.
- c. 232 (M. McNees) floors: see owner's request.
- d. 127 (T. Simmons) screen door: see owner's request.
- e. 111 (T. Hille) laundry closet space: see owner's request.
- f. Management responsibilities: tabled.
- g. Dumpster for large items: Marborg 6/25 - 6/29. Notices will be posted.
- h. Playground installation: Board discussed and concluded there's no space.
- i. Recording liens: none

Next Meeting 7/8/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:06PM

Submitted by: Matt Mora